



## **Agenda for Meeting 14-2017**

### **CITY OF ROCKVILLE PLANNING COMMISSION**

Anne Goodman, Chair

Don Hadley  
Charles Littlefield  
Jane Wood

Gail Sherman  
John Tyner, II

**Wednesday, August 9, 2017  
7:00 p.m. Mayor and Council Chamber  
City Hall, 111 Maryland Avenue**

Andrew Gunning, Staff Liaison  
Cynthia Walters, Deputy City Attorney  
Eliot Schaefer, Assistant City Attorney

*Planning Commission Agenda and Staff Reports online:*  
<http://www.rockvillemd.gov/AgendaCenter/Planning-Commission-4>

#### **I. REVIEW AND ACTION**

[Final Record Plat PLT2017-00561](#) – a resubdivision proposal to divide a portion of Parcel BN, Block R, in the King Farm Irvington Centre subdivision into 18 residential townhouse lots and a homeowners association parcel. The residential townhouse development was reviewed with Site Plan Application STP2014-00216, approved on December 10, 2014. The approval period for the Site Plan was extended with a Time Extension granted on January 11, 2017. The property is zoned PD-KF, Planned Development – King Farm. Planner: Margaret Hall, 240-314-8226.

#### **II. RECOMMENDATION**

- A. [Adequate Public Facilities Standards \(APFS\) and Zoning Text Amendment](#) – further consideration, continued from the July 8 meeting: Review and comment on the proposed revisions to the Adequate Public Facilities Standards to modify the school capacity assessment and delete the fire and emergency protection services provisions. The proposed text amendment would delete the reference to the fire and emergency protection services if the Mayor and Council decide to delete the Fire/EMS test from the APFS. Zoning Administrator: Deane Mellander, 240-314-8224.
- B. [Zoning Text Amendment TXT2018-00246](#) – to define different types of alcoholic beverage production, identify the zones where such uses may be located, and establish a parking standard for the uses, Mayor and Council, Applicant. Zoning Administrator: Deane Mellander, 240-314-8224.

- C. King Farm Irvington Centre Site F7 and F8** – recommendation to Mayor and Council regarding a request to allow for 162 additional residential units, rather than office within the King Farm Planned Development. The property is zoned PD-KF. Planner: Brian Wilson, 240-314-8227.

### **III. MANDATORY REFERRAL**

Mandatory Referral Site Plan STP2018-00323, Rockville Swim & Fitness Center, 355 Martins Lane – a proposal to construct an addition, as well as interior renovation, in order to expand and modernize the locker rooms, shower area, front lobby and administrative space of the Rockville Swim & Fitness Center. The property is zoned “Park”. Planner: Bobby Ray, AICP, 240-314-8228.

### **IV. COMMISSION ITEMS**

- A.** Staff Liaison Report
- B.** Old Business
- C.** New Business
- D.** Minutes – Meetings March 22, 2017, April 12, 2017, April 26, 2017
- E.** FYI Correspondence

### **V. ADJOURN**

## **HELPFUL INFORMATION FOR STAKEHOLDERS AND APPLICANTS**

### **I. GENERAL ORDER OF SESSION FOR DEVELOPMENT APPLICATIONS**

1. Staff presentation
2. City Board or Commission comment
3. Applicant presentation (10 min.)
4. Public comment (3 min, or 5 min for the representative of a group)
5. Planning Commission Discussion and Deliberation
6. Decision or recommendation by vote

*Note: The Planning Commission may ask questions of any party at any time during the proceedings.*

### **II. PLANNING COMMISSION BROADCAST SCHEDULE**

- Watch LIVE on Comcast Cable Rockville Channel 11 and online at: [www.rockvillemd.gov](http://www.rockvillemd.gov)
- Replay on Comcast Cable Rockville Channel 11: Wednesdays at 7:00 pm (if no live meeting)  
Sundays at 7:00 pm  
Mondays, Thursdays and Saturdays at 1:00 pm  
Saturdays and Sundays at 12:00 am (midnight)

**III.** Video on Demand (within 48 hours of meeting) at: [www.rockvillemd.gov/VideoOnDemand](http://www.rockvillemd.gov/VideoOnDemand).

### **IV. FUTURE MEETING DATES**

September 13, 2017  
September 27, 2017

### **V. NEW DEVELOPMENT APPLICATIONS**

For a complete list of all applications on file, visit: [www.rockvillemd.gov/DevelopmentWatch](http://www.rockvillemd.gov/DevelopmentWatch).

Applications filed since June 28, 2017:

- PAM2018-00106, 500 W. Montgomery Ave., M&C of Rockville, applied for a Map amendment to add overlay park zone to existing Planned Development
- STP2018-00323, 355 Martins Ln., M&C of Rockville, Mandatory Referral of improvements to the Swim Center
- STP2018-00324, 50 Southlawn Ct., Ralph Mitchell, addition of a 1,500 SF locker room to an existing ice rink
- STP2018-00325, 4 Research Pl., Four Research Place LLC, Minor site plan application filed to amend previously approved Site plan STP2015-00246 to reflect the reduced size of the lot containing the existing building

## **VI. ADDITIONAL INFORMATION RESOURCES**

The following resources are available to anyone who would like more information about the development review process. City staff can be reached at 240-314-8200 and additional information can be found on the City's web site at: [www.rockvillemd.gov/cpds](http://www.rockvillemd.gov/cpds)

- Citizen's Guides to Development Review and Zoning
- Development Review Manual
- Planning Academy Information

Maryland law and the Planning Commission's Rules of Procedure regarding ex parte (extra-record) communications require all discussion, review, and consideration of the Commission's business take place only during the Commission's consideration of the item at a scheduled meeting. Telephone calls and meetings with Commission members in advance of the meeting are not permitted. Written communications will be directed to appropriate staff members for response and included in briefing materials for all members of the Commission.